



Request for Proposal

SALE OF PROPERTY LOCATED AT
226 WEST DWAIN WILLIS AVENUE, VINITA, OK 74301

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1. Introduction

Agency: Grand River Dam Authority
Address: 226 West Dwain Willis Avenue, Vinita, OK 74301
Contact Person: Jeremy Conn
Telephone Number of PCP: 918-824-7547
Email Address of PCP: jeremy.conn@grda.com

2. Background

The Grand River Dam Authority is an agency of the State of Oklahoma, created by the Oklahoma Legislature in 1935 to be a conservation and reclamation district for the waters of the Grand River. GRDA is a non-appropriated state agency, fully funded by revenues from the sale of electricity and water instead of tax dollars.

GRDA utilizes a diverse portfolio of assets to generate, transmit and sell electricity to Oklahoma municipalities, electric cooperatives and industrial customers, as well as off-system customers across a four-state region. At the same time, GRDA manages over 70,000 surface acres of lake waters in Oklahoma, as well as the waters of the scenic Illinois River.

3. Objective

GRDA is seeking competitive proposals to purchase the property located at 226 West Dwain Willis Avenue in Vinita, Oklahoma. This property has served as the GRDA's administrative headquarters building. The GRDA's objective is to sell the office building as furnished (except for IT Servers, IT Switches, AP Endpoints, and Mobile Video Conference Screens, together with a warehouse building and a 120-foot microwave tower.

4. Building Information

- A.** The property at 226 West Dwain Willis Avenue, Vinita, OK 74301, consists of an office building with approximately 27,900 square feet, a temperature controlled warehouse building of 9,000 square feet, and a microwave tower that is 120 foot tall. The building was constructed in three phases during the years of 1964, 1979, and 1991. It has a concrete footing foundation, steel building frame, with brick veneer around the office and corrugated metal along the warehouse building. The office floor plan features a main entrance, perimeter offices, open office areas, conference rooms, and a centrally located courtyard. The warehouse building has an open floor plan, and it was designed solely for storage.
- B.** The property is 12.43 gross acres. The land, as pictured below, has a slightly irregular shape and a relatively level topography. The parcel is a soft corner lot.
- C.** The property is zoned C-2, Commercial.

- E.** There is no debt on the property.

OFFICE FLOOR PLAN EXHIBIT



AERIAL MAP







5. TERMS AND CONDITIONS OF SALE

GENERAL INFORMATION:

ANNOUNCEMENTS ON THE DAY OF THE BID OPENING AND SALE SUPERCEDE ALL OTHER ANNOUNCEMENTS, ORAL OR WRITTEN. **Interested bidders may inspect the property from 6:00 p.m. to 8:00 p.m. on Wednesday, October 30, 2019.** The Grand River Dam Authority reserves the right to reject any or all bids at the sealed bid sale. NO BID IS OFFICIALLY ACCEPTED UNTIL APPROVAL BY THE GRAND RIVER DAM AUTHORITY. Bids will be publicly opened and tabulated by GRDA staff at the **Engineering and Technology Center, 9933 E. 16th St., Tulsa, OK, in the Oklahoma Conference Room on Tuesday, November 12, 2019, at 10:00 a.m.** The property will be sold to the highest bidder with GRDA approval. GRDA reserves the right to enter into negotiations with highest bidder regarding the terms of the sale of the property.

APPRAISED VALUE: \$1,100,000. The property will not be sold for less than 90 percent of the appraised value (\$990,000).

- a) **SEALED BIDS MUST BE HAND DELIVERED TO THE GRDA ENGINEERING AND TECHNOLOGY CENTER, 9933 E. 16th St., TULSA, OK 74128, BEFORE 10:00 A.M. ON TUESDAY, NOVEMBER 12, 2019.**
- b) The Grand River Dam Authority bid form must be signed by the bidder or an authorized representative.
- c) Each bid must be accompanied by a cashier's check in the amount of ten (10) percent of the bidder's bid amount as earnest money deposit, made payable to Grand River Dam Authority. Checks will be returned to unsuccessful bidders.
- d) Bids must be enclosed in a SEALED envelope, with the notation on the outside of the envelope **"BID for Sale 42754 – 226 West Dwain Willis Avenue – Vinita, OK."**
- e) The Grand River Dam Authority makes no warranties or representations of any kind, and the property is being sold "as is" and "where is" and subject to all easements, right-of-ways, and restrictions of record. Prospective bidders are advised to inspect the property for themselves prior to bidding. All acreage and square footage are approximate and should be measured prior to bidding by interested bidders.

POST SALE

The buyer will be responsible for paying all costs of closing and any other associated costs for the purchase of the property. Unless the GRDA enters into negotiations with the highest bidder regarding the terms of the sale of the property, the buyer will be required to execute the sales contract within five days of the bid opening and sale. If the buyer fails to timely execute the sales contract, then the GRDA may, at its option, retain all earnest money paid by the buyer. Closing will be set within 30 days of the execution of the sales contract, unless an alternative date is agreed upon between the parties.

Possession will be given to the purchaser 60 days after the closing of the sale at the title company and after full payment of the purchase price has been tendered to the Grand River Dam Authority. Conveyance will be by Quitclaim deed, surface rights only.

Bid Packets will be available at the property inspection, by phone, or email.

F. Timeline and Place of Submission

October 18, 2019 – October 29, 2019 – Advertisements for sale

October 30, 2019 – Opportunity for potential bidders to inspect the property from 6:00 p.m. to 8:00 p.m.

November 4, 2019 – 5:00 p.m. deadline for bidders to request any additional information or clarification

November 7, 2019 – Deadline for Primary Contact Person to respond to submitted questions

November 12, 2019 – Deadline for bid proposal

G. Evaluation

The proposals will be evaluated by the Grand River Dam Authority.

After the bids are evaluated, the GRDA reserves the right to enter into negotiations with the highest bidder regarding the terms and conditions of the Contract.

H. Award

The successful Bidder will be notified. This communication, however, shall not be construed as a Contract with GRDA. The executed Contract will be contingent upon the successful Bidder's acceptance of the terms and conditions of the proposed Contract, which will be drafted by GRDA based on this RFP and the successful proposal. Consequently, the Contract shall come into effect when signed by both GRDA and the duly authorized representative of the successful Bidder.

I. TRANSFER of POSSESSION

The GRDA may remain in possession of the property for a period of up to 60 days after closing.



Official Sealed Bid Form
Sale of Real Property

I HEREBY SUBMIT MY SEALED BID FOR THE SALE OF THE REAL PROPERTY DESCRIBED BELOW

Property Address: 226 West Dwain Willis Avenue, Vinita, OK 74301

Legal Description: Part of Section 21, Township 25 North, Range 20 East of the Indian Base and Meridian Craig County, Oklahoma, and more particularly described as: The South Half of the Southeast Quarter of the Southeast Quarter north and west of US Highway 66, Less the West 200 Feet and Less .34 of an Acre for Highway; and less the North 10 feet of the Est 440 Feet of the Southeast Quarter of the Southeast Quarter of the Southeast Quarter.

\$	Dollars
Bid Amount	

GRAND RIVER DAM AUTHORITY RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS AND/OR WAIVE ANY INFORMALITY.

By making a formal bid, and by my signature below, I acknowledge and hereby certify that I have read, understood, and agree to the TERMS OF THE PUBLIC NOTICE OF SEALED BID SALE FOR THE ABOVE DESCRIBED PROPERTIES, published by Grand River Dam Authority for the above described property. I hereby approve and accept all of the terms and conditions of the Sealed Bid Notice. **My check made out the Grand River Dam Authority in the amount of ten (10) percent of my bid amount is enclosed.**

Date of Bid

Bidder's Signature

Print Bidder's Name

Physical Address – Must be provided – no P.O. Boxes

Mailing Address, if different

Phone

Cell or Alternate Phone

Email Address

Sealed BIDS shall be hand delivered before 10:00 a.m. no later than **Tuesday, November 12, 2019.** Hand delivered to: Grand River Dam Authority, 9933 E. 16th St, Tulsa, OK 74128. Bids will be opened Tuesday, November 12, 2019 at 10:00 a.m.